



PETER
MASKELL
AUCTIONEERS

PROPERTY BROCHURE

AUCTION OF A 4-BEDROOM FAMILY DWELLING WITH ADJOINING SINGLE GARAGE



AUCTION OF A 4-BEDROOM FAMILY DWELLING KZN

17 UNGER CRESCENT, THE WOLDS, NEW GERMANY IN EXTENT OF 989M²



A 4-BEDROOM FAMILY DWELLING WITH ADJOINING SINGLE GARAGE
17 UNGER CRESCENT, THE WOLDS, NEW GERMANY IN EXTENT OF 989M²

DATE: TUESDAY 4TH AUGUST 2020 10H00

VENUE: 47 OHRTMANN RD, WILLOWTON, PMB WITH AN OPPORTUNITY TO BID ONLINE

CONTACT: +27 33 397 1190 OR +27 82 801 6827 DANIELLE@MASKELL.CO.ZA

**DULY INSTRUCTED BY THE PROVISIONAL TRUSTEES OF THE INSOLVENT ESTATE: NB & TZC CHILIZA,
MASTER'S REF. NO: D223/2019**



Duly instructed by the Provisional Trustees of the Insolvent Estate: NB & TZC Chiliza, Master's
Ref. no: D223/2019

General Auction details

Auction date and time

Date: Tuesday, 4th August 2020
Time: 10H00
Venue: 47 Ohrtmann Road, Willowton, Pietermaritzburg
With an opportunity to bid online: Please view www.maskell.co.za to bid remotely via our Online Digital Bidding Platform

Viewing arrangements

Strictly by appointment only

Contact our office on 033 397 1190 / 082 801 6827 (Danielle)

Buyer's Card deposit

R50,000.00 to obtain buyer's card by EFT into the following bank account prior to date of sale

PMA Auctioneers (Pty) Ltd
Nedbank
Account number: 1142491757
Branch Code: 198765
Ref: your name # Chiliza

Documentation required for Auction Registration

We, at Peter Maskell Auctioneers have a responsibility to both our clients, employees and the public at large to mitigate the spread of COVID-19, and therefore it is **mandatory** to pre-register for all of our auction sales.

This can be done as follows:

Log onto www.maskell.co.za to download the pre-registration documents.

Email signed and completed documents, together with the following:

1. Copy of bidder's Identity document
2. Proof of residence
3. Proof of Payment for bidder's card

Email **ALL** completed documents to registrations@maskell.co.za

PLEASE NOTE THAT REGISTRATIONS WILL NOT BE PERMITTED ON THE DATE OF SALE & NO EXCEPTIONS WILL BE MADE.

Purchaser's liabilities

- VAT or transfer duty, as applicable, shall be paid in addition to the purchase price;
- Occupational interest at a rate of 1% per month on the purchase price;
- The PURCHASER shall at his own cost obtain:
 - ✓ A certificate of compliance with the requirements of the Occupational Health and Safety Act, Act 85 of 1993 and/or Government Regulations No. 2920/1992 to the effect that the electrical installation on the property complies with SABS 0142, or is reasonably safe;
 - ✓ A certificate to the effect that the improvements on the property are free from infestation by timber destroying insects, if specifically required by a financial institution;
 - ✓ A certificate of the occupation of the property (if applicable);
 - ✓ A NHBRC Certificate (if applicable).

The Seller in no way gives warranty that the Purchaser shall obtain vacant occupation, on the date of occupation as stated in clause 4.1 hereof, or at any other time. The Purchaser holds the Seller free of any liability whatsoever for his not so being able to obtain vacant occupation.

Property information

Township NEW GERMANY EXT 4, Erf 654/0

REGISTERED PROPERTY DETAILS

Property Type	:	Erf	Diagram Deed	:	T22009/974
Erf number	:	654	Registered Size	:	989.0000 SQM
Portion no.	:	0	Municipality	:	EThekwini
Township	:	New Germany Ext 4	Province	:	KwaZulu Natal
Reg. Div	:	FT	Co-ordinates	:	-29.785517/30.873892

OWNER DETAILS

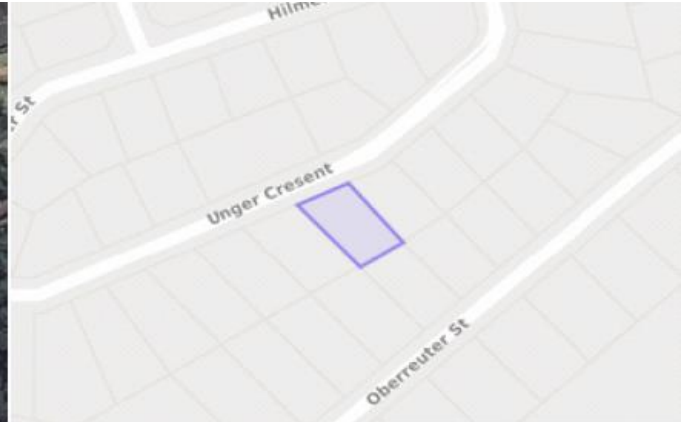
Owner 1 of 1

Company Type	:	Private person	Title Deed	:	T23134/2010
Registered Owner	:	Chiliza Themba Zwelakhe	Date of Acquisition	:	2010/04/23
		Christopher	IDNo.	:	7410015639085
Registration Date	:	2010/07/16	Share	:	-

Owner 1 of 1

Company Type	:	Private person	Title Deed	:	T23134/2010
Registered Owner	:	Chiliza Ntandoyenkosi	Date of Acquisition	:	2010/04/23
		Mbalenhle	ID No.	:	8002120760085
Registration Date	:	2010/07/16	Share	:	-

MAPS



MUNICIPAL INFORMATION

Rates Number	:	83379789672
Monthly rates	:	R666.87
Market Value	:	R790,000.00
Address as per	:	17 Unger Crescent, The Wolds, New Germany
Municipality	:	

Property details

Property description

GPS Coordinates

-29.785517 / 30.873892

Improvements

The property comprises a freestanding residential property that is improved by a single storey residential dwelling with adjoining single garage, and is more fully described as follows: -

Main Dwelling

The main dwelling is a single storey constructed of plastered and painted brick under an open gable tiled roof and comprises of an open plan lounge and kitchen, dining room with centre ceiling fan, 3 bedrooms and bathroom with a bath, wash hand basin and toilet. There is a further room with shower and toilet located off the garage area.

Outbuilding

The dwelling is serviced by an adjoining single garage.

Building areas

The Approximate Gross Building Areas physically measured and rounded are as follows:

Main Dwelling	120m ²
Garage	20m ²
Total	140m²

Site Improvements

Site improvements include swimming pool, braai area, carport, concrete wall and driveway.

Condition

The subject property is in poor cosmetic condition:

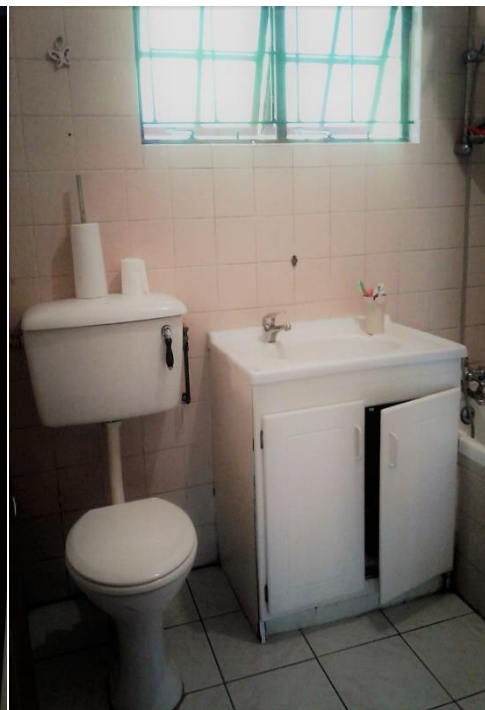
1. Major cosmetic repairs and maintenance are required throughout.
2. Swimming pool required attention.
3. The garden is in a very poor condition.

Further Development Potential

The property has been developed to its full potential.

Name	Type ±	Distance (m)
Lyndhurst Primary School	Education	327m
Wyebank Primary School	Education	1282m
New Germany Primary School	Education	1549m
Wyebank S	Education	1599m
Ulundi Independent School	Education	1694m
BP	Transport and Public Services	1799m
Udumo Primary School	Education	1911m

Gallery



Our Footprint



Physical Address:

47 Ohrtmann Road

Willowton

Pietermaritzburg

3201

Postal Address:

P.O. Box 22480

Southgate

3200

Business Telephone: 033 397-1190/92/93/95

Business Fax: 033 –397-1198

Website: www.maskell.co.za